

\$599,900 - 12 Shawinigan Road Sw, Calgary

MLS® #A2182121

\$599,900

4 Bedroom, 3.00 Bathroom, 1,018 sqft

Residential on 0.15 Acres

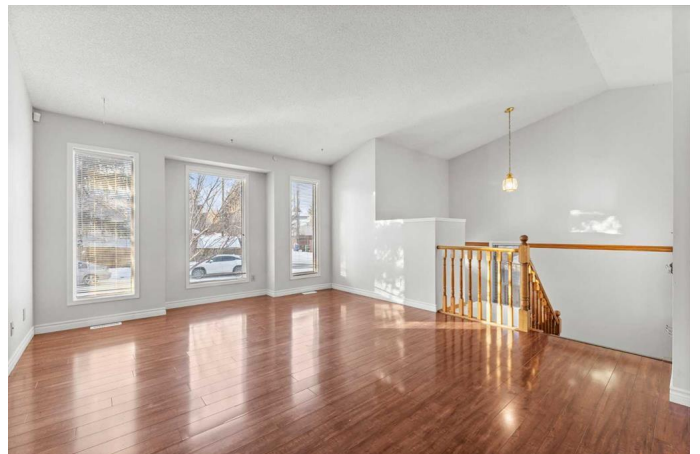
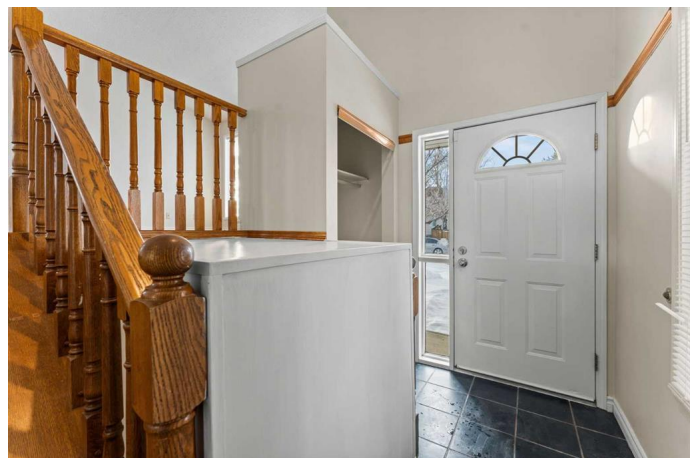
Shawnessy, Calgary, Alberta

Welcome to this exceptionally maintained bi-level home, situated on a massive 6495 sq ft corner R-CG zoned lot in Shawnessy with a LEGAL suited basement. This is a great investment opportunity for buyers or simply a great live up/rent down home. The main floor boasts a spacious vaulted ceiling leading into an open kitchen. The kitchen area leads out to the side deck which overlooks the private yard area. The upper floor is complete with 2 large bedrooms a 4 pc bathroom and laundry. The walkout lower level suite is completely private with a separate entry. The backyard allows for complete privacy for each suite to have it's own outdoor space. The lower level legal suite features a large rec room as you walk in with an open concept kitchen along with a dining area. 2 bedrooms and 2 bathrooms along with laundry complete the lower level. A very desirable home with over 35k in upgrades and improvements made over in just the last year making this a completely turn key home. Within walking distance to parks, schools and trails. A short 5 minute drive to grocery stores, landmark cinema, restaurants and much more.

Built in 1989

Essential Information

MLS® #	A2182121
Price	\$599,900
Sold Price	\$600,000



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,018
Acres	0.15
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	12 Shawinigan Road Sw
Subdivision	Shawnessy
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Y 2V6

Amenities

Parking Spaces	4
Parking	Alley Access, Parking Pad

Interior

Interior Features	Separate Entrance, Vaulted Ceiling(s)
Appliances	Dishwasher, Microwave, Range Hood, Refrigerator, Dryer, European Washer/Dryer Combination, Oven, Washer
Heating	Forced Air, Natural Gas, Electric
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite, Separate/Exterior Entry, Walk-Out

Exterior

Exterior Features	Balcony, Private Entrance, Private Yard
Lot Description	Back Yard, Corner Lot, Rectangular Lot, Back Lane, See Remarks
Roof	Asphalt Shingle
Construction	Brick, Wood Frame, Cedar
Foundation	Poured Concrete

Additional Information

Date Listed	December 4th, 2024
Date Sold	December 10th, 2024
Days on Market	5
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	Greater Property Group
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